IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD
(Special Original Jurisdiction)

MONDAY, THE FIFTH DAY OF OCTOBER
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 33318 OF 2026

Between:

1. Mahesh Kumar Rathi,, Age. 60 years S/o. Ranchod Das Rathi, Occ. Chartered Accountant R/o.4-7-102, Esamia Bazar, Koti, Hyderabad.
2. Smt. Sarwade Vaishali,, Age. 50 years, w/o. Sreekanth Kulkarni, Occ. Service, Flat No.27, TSR Nagar, Meerpet, Ranga Reddy District.
3. Nandlal Totla,, Age. 87 years, s/o. Gangaram Totla, r/o. H.No.4-4-1, Flat No.B-21, Dilshad Plaza, Sultan Bazar, Hyderabad.
4. Hari Kishan Lahoti, , Age. 66 years, S/o. Laxminivas Kishan Lahoti, Occ. Business, r/o. H.No.4-4-1, Flat No.B-23, Dilshad Plaza, Sultan Bazar, Hyderabad.
5. Smt. Sandhya Devi,, Age. 56 years, w/o. Bhagwandas Sharma, Occ. House wife, r/o. H.No.4-4-1, Flat No.B-33, Dilshad Plaza, Sultan Bazar, Hyderabad.
6. Jitesh H. Thakar, , Age. 67 years, S/o.Harish Ch., Occ. Business R/o. 15-2-307/1, 3rd floor, Kishangunj, Hyderabad.
7. Khemchand Daga,, Age. 50 years, s/o. Shankarlal Daga, Occ. Service R/o. H.No.4-4-1, Flat No.C-23, Dilshad Plaza, Sultan Bazar, Hyderabad.
8. Smt. Tara Devi Heda, , Age. 64 years, w/o. late Purshotham Das Heda, Occ. House wife, R/o. H.No.4-4-1, Flat No. D-13, Dilshad Plaza, Sultan Bazar, Hyderabad.
9. Smt. Sharada Devi Totla, , Age. 59 years, w/o. Jugal Kishore Totla, Occ. House wife, r/o. H.No.15-2-169/170, Maharaj Gunj, Jain Bhavan, Gowliguda Cheman, Hyderabad.
10. Smt. Leela Devi Totla,, Age. 60 years, w/o. Gopal Totla, Occ. House wife, r/o. H.No.15-2-169/170, Maharaj Gunj, Jain Bhavan, Gowliguda Cheman, Hyderabad.

11. Narayandas Malani,, Age. 46 years, s/o. Sampath Kumar Malani, Occ. Business, R/o. Flat No.32, D-Block, H.No.4-4-1, Flat No.D-24, Dilshad Plaza, Sultan Bazar, Hyderabad.
12. Umesh Daga,, Age. 28 years, s/o. Karnidan Daga, Occ. Service RA). Flat No.32, D-Block, H.No.4-4-1, Flat No.D-32, Dilshad Plaza, Sultan Bazar, Hyderabad.
13. Amrit Doshi, , Age. 33 years, s/o. Surendra Kumar Doshi, Occ. Business R/o. H.No.4-5-896/4, Kruparambagh, Badichowdi, Hyderabad.
14. Sri. Vimal Kumar Gaggar,, Age. 69 years. S/o. Sri. Prabhudayal Gaggar, Occ. Business Occ. Business, R/o.D-43, Dilshad Plaza, 4-4-1, Sultan Bazar, Hyderabad-500012, Telangana.
15. Sri Vishnu Das Bhutada, , Age. 61 years S/o. Sri Mohan Lal Bhutada, Occ. Business, R/o. Flat No.D-11, 4-4-1/D/11 Kanda Swamy Lane, Dilshad Plaza, Sultan Bazar, Hyderabad-500095.
16. Bhagwandas Sharma, , Age. 68 years S/o. Ramanoj Sharma, R/o.4-4-1 Dilshad Plaza, Sultan Bazar Hyderabad.
17. Ramesh Kumar Toshniwal, , Age. 55 years S/o. Jai Prakash Toshniwal, Occ. Business R/o.4-4-1/B/32/39, Dilshad Plaza Sultan Bazar, Hyderabad.
18. Sunita Bohra,, Age. 39 years W/o. Anil Kumar Bohra, Occ. Housewife R/o.4-4-1, Dilshad Plaza, Sultan Bazar Hyderabad, Telangana.
19. Jayshree Rathi, , Age. 56 years, W/o. Pradhyuman Rathi, Occ. Housewife R/o.4-5-573, Flat No.204. Acropolis Tulip Apts., Badichowdi, Hyderabad.
20. Ramanuj Sharma, , Age. 87 years S/o. Govind Ramji Sharma R/o.4-4-1/B-11, Dilshad Plaza Sultan Bazar, Hyderabad.
21. Sri. Surender Kumar Doshi,, Age. 58 years, S/o.Shree Chand Doshi, Occ. Business, R/o.4-5-896, Krupamrambagh, Badichowdi Hyderabad, TG.
22. Narendra Kumar Doshi, , Age. 60 years S/o. Shree Chand Doshi, Occ. Business R/o.3-4-173, Flat No.201, Baglingampally Kachiguda, Hyderabad.

...PETITIONERS

AND

1. The State of Telangana,, rep. by its Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, Hyderabad.
2. The Greater Hyderabad Municipal Corporation,, rep.by its Commissioner, Tank Bund Road, Hyderabad.
3. The Zonal Commissioner, GHMC,, Khairatabad Zone, Hyderabad.
4. The Deputy Commissioner, GHMC, Circle No.35, Khairatabad, Hyderabad.
5. JNTUH University College of Engineering, Science and Technology, Hyderabad, Industrial Consultancy Services (ICS), rep.by its Chief Coordinator, ICS Kukatpally, Hyderabad-500 085, Telangana State.

...RESPONDENTS

Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed therewith, the High Court may be pleased toto issue a writ, order or a direction, more particularly one in the nature of Writ of Mandamus, declaring the action of respondent No.5-JNTU herein in not conducting the field inspection and structural stability test and in not submitting a detailed report of the same for the building Dilshad Plaza, situated at H.No.4-4-1, Sultan Bazar, Hyc15..abad, pursuant to the requisition made by respondent No.2-GHMC dated 21-08-2026, as being illegal, arbitrary, and without any basis and consequently, to direct the respondent No.5 herein, through its Industrial Consultancy Services, to inspect the said building and ascertain its structural safety and stability and submit a detailed report of the same to Respondent No.2-GHMC in terms of the Letter dated 21-08-2026 issued by Respondent No.2

I.A. NO: 1 OF 2026

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to direct the respondent No.5 to conduct a field inspection and structural stability test of the building Dilshad Plaza, H.No.4-4-1, Sultan Bazar, Hyderabad and submit a detailed report of the same to Respondent No.2- GHMC, as per letter dated 21-08¬2026 issued by Respondent No.2, pending disposal of the writ petition

Counsel for the Petitioner(s): Sri. Rohan Aloor

Counsel for the Respondents No. 1: Gp For Mcpl Admn Urban Dev

Counsel for the Respondents No. 2 to 4: Sri M Arun Kumar, SC for GHMC

Counsel for the Respondents No. 5: SRI MR. Peri Prabhakar, Sc for JNTU

The Court made the following: ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.33318 OF 2026
(CNR.No.HBHC010682482026)

Date: 05.10.2026

Between:

Mahesh Kumar Rathi and others

.. Petitioners

AND

The State of Telangana,
Rep. by its Principal Secretary,
Municipal Administration and Urban
Development Department,
Secretariat, Hyderabad,
and others.

.. Respondents

ORDER: (ORAL)

Heard Mr. A. Giridhar Rao, learned Senior Counsel, appearing for Mr. Rohan Aloor, learned counsel for the petitioners; Mr. M Arun Kumar, learned Standing Counsel for GHMC, appearing for respondent Nos.2 to 4; and Mr. Peri Prabhakar, learned Standing Counsel appearing for respondent No.5, and perused the material available on record.

2. The limited grievance of the petitioners is that respondent No.5 - JNTUH is not conducting the field inspection and structural stability test of the subject building, namely, "Dilshad Plaza", situated at

H.No.4-4-1, Sultan Bazar, Hyderabad, and is also not submitting a detailed report regarding the safety and structural stability of the subject building, pursuant to the requisition made by respondent No.2 - GHMC vide letter dated 21.08.2026.

3. The documents placed on record by the petitioners reveal that proceedings have been initiated under the provisions of the Greater Hyderabad Municipal Corporation Act, 1955 (for short 'GHMC Act'), pursuant to a complaint submitted by the residents and neighbours of the subject building alleging that the subject building is in a dilapidated and dangerous condition. Consequently, notice under Section 459 of the GHMC Act, dated 22.05.2026, was issued to the owners/occupiers of the building.

4. It is stated that the Executive Engineer-II, Khairatabad Zone, GHMC, *vide* letter No. Nil/E-II/Circle-35/Khairatabad Zone/GHMC/ 2026-27, dated 21.08.2026, addressed to respondent No.5, requested respondent No.5 to conduct field inspection and structural stability test of the subject building and submit a detailed report. Pursuant to the said request, respondent No.5 raised an invoice for a sum of Rs.17,700/- towards consultancy charges for the preliminary site visit of the subject building and a further sum of Rs.1,77,000/- towards

consultancy charges for conducting its structural stability test, and that the said amounts have been paid by the GHMC.

5. Learned Standing Counsel appearing for respondent No.5 submitted that pursuant to the request made by the GHMC, a preliminary inspection of the subject building has already been done.

6. In view of the above, the writ petition is disposed of, directing respondent No.5 to expedite the process of conducting the inspection and structural stability test of the subject building, namely, 'Dilshad Plaza' situated at H.No.4-4-1, Sultan Bazar, Hyderabad, and submit a detailed report within a period of three (03) weeks from the date of receipt of a copy of this order. There shall be no order as to costs.

As a sequel thereto, miscellaneous applications, if any, pending in this writ petition stand closed.

SD/- MOHD ISMAIL
DEPUTY REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The State of Telangana,, The Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, Hyderabad.
2. The Commissioner,, The Greater Hyderabad Municipal Corporation,, , Tank Bund Road, Hyderabad.

3. The Zonal Commissioner, GHMC,, Khairatabad Zone, Hyderabad.
4. The Deputy Commissioner, GHMC, Circle No.35, Khairatabad, Hyderabad.
5. JNTUH University College of Engineering, Science and Technology, Hyderabad, Industrial Consultancy Services (ICS), rep.by its Chief Coordinator, ICS Kukatpally, Hyderabad-500 085, Telangana State.
6. One CC to SRI. ROHAN ALOOR Advocate [OPUC]
7. Two CCs to GP FOR MCPL ADMN URBAN DEV High Court for the State of Telangana, at Hyderabad [OUT]
8. One CC to Sri M Arun Kumar, SC for GHMC [OPUC]
9. SRI MR. Peri Prabhakar, Sc for JNTU [OPUC]
10. Two CD Copies

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TKS

HIGH COURT

DATED: 05/10/2026



ORDER

WP.No.33318 of 2026

DISPOSING OF THE WRIT PETITION WITHOUT COSTS

13 copies
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8/10/26